



June 18, 2019

Mr. Rick DeAlto
Polymedco, Inc.
510 Furnace Dock Rd.
Cortlandt, New York 10566

Re: Magna Metals site summary

Dear Mr. DeAlto:

Pursuant to your request, attached please find a summary of the background and status of the Magna Metals Site, including information on activities related to the Polymedco space. As always, please feel free to call me at (914) 461-9344 if you should have any questions on this matter.

Very truly yours,
Baker Capital Limited Partnership

A handwritten signature in blue ink, appearing to read "Donald Duthaler, Jr.", written in a cursive style.

Donald Duthaler, Jr., P.E., CPM
Vice President of Operations

[https://bakercompanies.sharepoint.com/sites/Property PropertyManagement/1-NY/Shared Documents/Cortlandt Manor/Environmental/ltr 028 - Polymedco update letter 6-18-19.doc](https://bakercompanies.sharepoint.com/sites/Property%20Management/1-NY/Shared%20Documents/Cortlandt%20Manor/Environmental/ltr%20028-Polymedco%20update%20letter%206-18-19.doc)

Magna Metals Site Summary: Polymedco Space

June 18, 2019

The Magna Metals Site (Site) is a one-acre portion of 510 Furnace Dock Road, Cortlandt Manor, New York. Metal plating, polishing, and lacquering operations were conducted within the Site from 1955 to 1979. During these operations various metals and metal compounds were discharged into leaching pits located northwest of the then-existing building on the Site. Spent trichloroethene (TCE) was reportedly discharged to the septic system. The property which included the Site, was previously owned by ISC Properties, Inc. (ISCP) and was purchased by Baker Capital Limited Partnership (Baker) in 1982. The Site has been under scrutiny of the Westchester County Department of Health, New York State Department of Environmental Conservation (NYSDEC), New York State Department of Health, and the United States Environmental Protection Agency (USEPA) since 1978. Baker has and continues to cooperate with these agencies in good faith.

Through approximately 2010, the former owner, ISCP, conducted an investigation of the Site which identified metals, cyanide, low levels of polynuclear aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs) in soils and ground water, and migrating from the Site into downgradient wetlands and streams.

The NYSDEC issued a Record of Decision for the site in June 2011 which outlined the then-proposed remedial approach for the site. The on-Site building was demolished by the NYSDEC in 2013. After the NYSDEC conducted additional sampling in 2018, the Site was referred to the USEPA in 2018. It was formally listed on the National Priorities List on May 15, 2019.

With respect to the upgradient Polymedco space, ISCP conducted soil vapor sampling annually between 2007 and 2011 with results submitted to the NYSDEC. In 2011, the NYSDEC requested ISCP to install a subslab depressurization system (SSDS) in the Polymedco office area to address TCE concentrations, only one sample location of which was slightly above an Indoor Air Guidance Value. When ISCP declined, Baker installed the system as a precaution and continues to operate, maintain, and inspect the system in compliance with regulatory requirements.

In March 2018, the USEPA conducted additional soil vapor sampling beneath the building. The results showed that VOCs were not detected above the USEPA's Screening Levels.

As part of the operation of the SSDS System, Baker will be conducting routine tests in the months of June and July within the Polymedco space to again confirm that the system is operating as intended. Results will be provided to the regulatory agencies and Polymedco.

If you should have any further questions at this time, please contact Don Duthaler, Baker Capital Limited Partnership, (914) 461-9000 or dduthaler@thebakercompanies.com.